



**AGENDA  
Thursday, December 3, 2015  
Regular Meeting – 7:00 P.M.**

Please refer to the Historical and Landmarks Commission Procedural  
Items guideline for information on all procedural matters.

**ITEMS FOR COUNCIL ACTION**

The following items from this Historical and Landmarks Commission agenda will be scheduled for Council review following the conclusion of hearings and recommendations by the Historical and Landmarks Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items:

• **Agenda Item 8.A. - Mission Town Center Project**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. DISTRIBUTION OF AGENDA AND STAFF REPORTS**

Copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

**4. DECLARATION OF COMMISSION PROCEDURES**

**5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES**

- A. Withdrawals
- B. Continuances
- C. Exceptions (requests for agenda items to be taken out of order)

**6. ORAL PETITIONS/ANNOUNCEMENTS AND COMMUNICATIONS**

Members of the public may briefly address the Commission on any item not on the agenda.

**7. CONSENT CALENDAR**

Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Historical and Landmarks Commission, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Historical and Landmarks Commission meeting when the Chair calls for these requests during the Consent Calendar review.

**7.A. Approval of Historical and Landmarks Commission Minutes for the meeting of November 5, 2015.**

\*\*\*\*\* **END OF CONSENT CALENDAR** \*\*\*\*\*

## 8. PUBLIC MEETING ITEMS

8.A. Project title:	<b>Mission Town Center Project</b>
File No.(s):	<b>PLN2015-10980, PLN2015-10981, PLN2015-10982, and PLN2015-10983, CEQ2015-01188</b>
Location:	575, 611, 625, 645, 675 Benton Street, 3330, 3350, 3390, 3410 The Alameda; 1188, 1250 Sherman Street; 602 Fremont Street, a 5.7-acre site located at the intersection of Benton Street and El Camino Real; APNs: 230-07-002, 004, 009, 010, 013, 029, 031, 034, 038, 053, 059, and 060; property is zoned Light Industrial (ML), Single Family (R1-6L), Duplex (R2-7L), and Thoroughfare Commercial (CT)
Applicant/Owner:	Irvine Company
Request:	<b>Review of an Environmental Impact Report and Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program; General Plan Amendment</b> to change the land use designation on the project site to Very High Density Residential (51-90 du/acre). The General Plan Amendment proposes to add text to define this land use designation and to add a policy allowing limited neighborhood commercial in the Santa Clara Station Very High Density Residential land use designation; <b>Rezone</b> from Light Industrial (ML), Single Family (R1-6L), Duplex (R2-7L), and Thoroughfare Commercial (CT) to Planned Development (PD), <b>Vesting Tentative Parcel Map</b> , and <b>Development Agreement</b> to allow construction of residential/mixed use development comprised of up to 385 apartment units, approximately 10,000 gsf of conditioned amenity and leasing space, and three distinct private open space areas. The proposed project also includes approximately 27,000 gsf of ground floor retail. The residential portion of the project would have an overall density of approximately 67 dwelling units per acre. The proposed project consists of a three- to five-story structure and that would range in height from approximately 48 to 80 feet. Parking is provided in a six-story parking structure with five levels of above-grade and one level of below-grade parking. The parking structure is proposed in the center of the project site and wrapped by the residential and retail uses. Access to the parking structure would be provided from Benton Street and El Camino Real. Other infrastructure improvements (i.e., sewer, water, and storm drainage) needed to serve the proposed project would also be constructed.
CEQA Determination:	Environmental Impact Report (SCH#2015032076)
Project Planner:	Yen Han Chen, Associate Planner
Staff Recommendation:	<b>Recommend approval</b> , subject to conditions

## 9. OTHER BUSINESS

### 9.A. Commission Procedures and Staff Communications

#### i. Announcements/Other Items

- Correspondence received for HLC
- Update on Draft Preservation Ordinance (verbal update)
- Monthly Report on HT properties: Residential reversions (verbal update)

#### ii. Report of the Liaison from the Planning and Inspection Department

- City Council and Planning Commission Actions (verbal update)

#### iii. Commission/ Board Liaison and Committee Reports

- Santa Clara Arts and Historic Consortium (Standifer/Cherukuru as alternate)  
[Fourth Monday of each month at 7:15 p.m. - Headen-Inman House]
- Historic Preservation Society of Santa Clara (Mahan/Johns as alternate)  
[Second Friday of each month at 10:00 a.m. - Harris Lass Preserve]
- Old Quad Residents Association (Hyams/Mahan as alternate)

- Architectural Committee (Mahan / Johns as alternate)
- Agnews Historic Cemetery Museum Committee (Standifer/Hyams as alternate)
- BART/ High Speed Rail/ VTA BRT Committee (Johns/Cherukuru as alternate)
- Zoning Ordinance Update (Johns/Hyams Alternate)
- Review of Mills Act Contacts Ad-hoc Committee (Johns, Hyams and Estes)
- Review of Publications, CAMP and Technical Briefs Ad-hoc Committee (Cherukuru, Mahan and Estes)

**iv. Commission Activities**

- Commissioner Travel and Training Reports

**v. Upcoming Agenda Items**

- Election of Commission Officers - January
- Commission/ Board Liaison Assignments - January
- Review of 2016 Work Program - January
- CLG Annual Report 2014-2015 Due January, 15, 2016 - January
- Application Fees and Projects not requiring HLC Review- January

**ADJOURNMENT**

Adjourn. The next regular Historical and Landmarks Commission meeting will be held on Thursday, January 7, 2016 at 7:00 p.m. in the City Council Chambers.

Prepared by:   
 Yen Han Chen  
 Associate Planner

Approved:   
 Gloria Sciara, AICP  
 Development Review Officer

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